

# THE ENTRANCE PENINSULA COMMUNITY PRECINCT

**DRAFT Minutes of the Meeting held on Tuesday 19 June, 2012 at 7:00pm**  
**Meeting Room A, The Entrance Community Centre, Oaklands Ave, The Entrance.**

**Chairperson :** Vivienne Scott declared the meeting open welcomed everyone. .

1. **Attendance:** Doug Darlington, David Darlington, V Scott, T Scott, N Harvey, C Harvey, I Lucas, L Nayna, Bob Barnett, Ana Lage (WSC), B Tretty, WS Councillor Lynne Webster, F Parnell, Stephen Ashton (WSC), E Matus, J Millard, N Corrigan, Ben Dunnet, K McNamara, M Lusted, C La Delle, I McDonald, H McDonald, H Nayna, R Young, H Hankin, W Jones, K Jones, K Armstrong, J Price, B Lyndon, P Lyndon, T Thomas, B Wilcox, C Lee, M Pennings, G Pennings, P Chen, WS Councillor D Eaton, R Smith, F Smith, D Jones, V Briggs. ( 43 signed in Head Count 53 )
2. **Apologies:** WSC Mayor B Graham, A Rowland, T Lyons, E Lyons, R Slatter, M Oostendorp. V McKendrick; R McKendrick; M. Jumeau

There was no objections to the meeting being recorded. Printed copies of the May, 2012 General Meeting and June Executive Meeting together with a Correspondence Report were provided thanks to Mingara Sports and Recreation Club to all present.

3. **Minutes of General Meeting held on 15 May, 2012,** were accepted. Moved: L Nayna; Seconded E Matus.
4. **Standing Orders** were suspended. The Chair welcomed Ben Dunnet, Director Armada Properties Pty Ltd and invited him to make his PowerPoint presentation on his “ **Proposed development of Lakeside Plaza** ”. Ben answered many questions in a frank and open manner. His vision for a new Shopping Centre, Apartments and a Hotel were very well received by those in attendance. A full report on the presentation will be posted on The Speakers page of TEPCP's web site.

**At 7:55pm** the Chair declared a five minute break for tea and coffee. The meeting resumed at **8:00pm** A head count following break showed 35 remaining. )

The Chair then welcomed and called on Wyong Shire Council's Stephen Ashton and Ana Lage to present on the proposed replacement tiles for The Entrance. Samples of the preferred granite tiles was shown and a comparison of the relative costs of alternatives clearly showed the benefits of the proposed tile. A copy of the PowerPoint presentation will be posted on The Speakers page of TEPCP's web site.

5. **Business Arising from Meeting held on 15 May, 2012.** There was no business arising.
6. **Correspondence** – A Correspondence Report was provide to the meeting, copy attached. In order to increase awareness of <http://www.theentranceprecinct.org> the Secretary projected TEPCP's web site's home page and reported on June News to provided details of current issues:
  - I. **Iconic Site No 2 Key Site (KFC)** Councils planning approval noted.
  - II. **DA 426/2012 Bayview Avenue High Rise Residential Development.** There was strong opposition expressed by a group of residents residing in close proximity to the proposed development. The development footprint was considered to be too large and the height unacceptable. The general view was that the offering of a library was not sufficient justification for imposing such a bulky and dense development which could set a precedence for future developments which were not regulated as Iconic sites. It was noted that The Lakeside development had previously mooted to include a library.
  - III. **Liquor Licence Application for Shop 3 The Long Jetty Mall, The Entrance Road Long Jetty.** TEPCP has received notice from Sebastian Reid ( Solicitor The Entrance ) that he proposed to apply to the Casino, Liquor and Gaming Authority for a packaged liquor licence. As for a previous BWS application, this will be opposed by the Precinct for the same reasons.
  - IV. **Burnt Out Long Jetty Sailing Club:** Councillor Lynne Webster advised that the Lands Department should have money from the State budget to demolish the Sailing Club. Councillor Webster's long involvement in attempting to resolve the problems of the defunct Sailing Club was commended.
  - V. **WSC continues to advertise the personal details of people making DA submissions.** Sectary advised TEPCP had written to Director of Environment and Planning asking her to stop the practice in line with NSW Gov. Information Commissioner's guidelines.

**VI. TEPCP used GIPA ( Government Information Public Access ) to obtain a copy of the road design of Central Coast Highway.** The example of the RMS's option to deviate The Central Coast Highway down Torrens Avenue was projected. Secretary called for more community discussion of the need to widen the Central Coast Highway, especially through Long Jetty.

Moved: L Nayna t, Seconded: Jim Price.

**7. Treasurer's Report:** The Chair advised that the Treasurer Charles Harvey reported an unchanged since the last meeting: Credit Balance of **\$282.31**.

Treasurer's report be accepted: Moved: C Harvey, Seconded: T Scott

**8. General Business**

**8.1. Motion No 1\_6\_2012** TEPCP write to WSC requesting action to keep clean the footpaths in Killarney Vale shopping centre which are in a disgusting state and point out that the bus shelters are terribly dirty and in need of attention.

Move C Harvey Seconded D Darlington

**ACTION:** Secretary write to WSC and submit an online request for action.

**8.2. Chinese Cultural Festival.** Councillor Eaton invited members to attend the China Australia Friendship Association second annual Chinese Cultural Festival on Saturday June 30, The festival is at Memorial Park The Entrance on the Central Coast of NSW.

**8.3 Special Meeting:** The Chair invited members to attend the Special Meeting on Tuesday 3<sup>rd</sup> July at 4.00pm to meet Michael Whittaker ,WSC General Manager in lieu of the Executive Meeting. There will not be a General Meeting on Tuesday 17<sup>th</sup> July, 2012.

**8.4 Meet the Candidates Meeting:** The Chair invited members to attend the General Meeting on Tuesday, 21<sup>st</sup> August, 2012 at 7.00pm to meet the candidates standing for the Wyong Shire Council elections to be held in September, 2012.

**The meeting closed at 9:00pm**

**NOTICES**

**Executive Meeting:** No July Executive Meeting.

**Special General Meeting:** Tuesday 3<sup>rd</sup> July, 2012 at The Entrance Community Centre at 4.00pm.

**"Wyong Sires General Manager**

Michael Whittaker.

**NOTE: THERE IS NO JULY GENERAL MEETING ON THE USUAL THIRD TUESDAY**

# THE ENTRANCE PENINSULA COMMUNITY PRECINCT

**DRAFT Minutes of the Executive Meeting held on Tuesday, 5th June, 2012, at 4.00pm, Meeting Room A, The Entrance Community Centre, Oaklands Avenue, The Entrance.**

1. **Welcome and Apologies:** The Chairperson Vivienne Scott opened the meeting opened at 4.00pm and welcomed guests.  
**Executive Members In Attendance:** Vivienne Scott; Tony Scott,; Doug Darlington,; Charles Harvey; Marlene Pennings, Jim Price, , ( 6 ) Luke Nayna arrived at 5:25pm  
**Guests:** WSC's Steve Ashton, Michael Cantali and Ana Lage, Christie Jackson and Chole Watts.  
**Apologies:** Anne Rowland. Ross McKendrick, Valda McKendrick, Hervé Nayna.
2. **Briefings by Wyong Shire Council Staff.**
  - 2.1 **The Entrance Town Centre Replacement Paving Project.**

Steve Ashton, Michael Cantali and Ana Lage. Michael used a PowerPoint Presentation of the paver options which showed that on a benefit cost consideration grey granite tiles was the best option. These can be mixed in shades as shown in photos of The Corso Manly.
  - 2.2 **The Entrance Coast To Lake Scenic Walk - Edith Ring Rest**

Christie Jackson and Chole Watts. Christie explained the Art Deco landscaping theme for the restoring Edit Ring Rest.
3. **Minutes:**
  - 3.1 **Minutes of the Executive Meeting held on Tuesday, Tuesday, 1st May, 2012** Moved Jim Price; Seconded Marlene Pennings
  - 3.2 **General Meeting Tuesday 15th May, 2012**
4. **Business Arising from General Meeting Tuesday 15th May, 2012.**
  - 4.1 **WSC Draft Strategic Plan 2012:** Noted that out of all the points made in thirty-six submissions to Council, that there was not one idea worth changing the plan for. The question was asked: How genuine is WSC's invitation for community input?
  - 4.2 **WSC CONTINUES TO ADVERTISE THE PERSONAL DETAILS OF PEOPLE MAKING DA SUBMISSION**  
**ACTION:** Secretary to write to Gina Vereker reminding her of her promise to TEPCP at the April 2012 General meeting to have the practice stopped.
5. **Correspondence:** The Secretary projected correspondence and reported on letters sent by TEPCP.  
**Letters awaiting reply:-** The Secretary advised that he had not received a response from the WSC GM Michael Whittaker re his assistance in obtain answers to TEPCP Letter of 24 October 2011 Re Installing bollards at corner Brogden Rd/ Roberts St /Wilfred Barrett Dr The Entrance Nth The Secretary expressed his frustration with Council's Online Service Request system which still did not give replies to the matters raised.
  - 5.1 **Use of Online Service Requests.**  
**ACTION:** Secretary to write WSC requesting:
    - i Simplify System of lodging
    - ii Request replies be posted on web site. If we can attach a letter Council should be able to attach a reply
  - 5.2 **Service Request No. 1492804 Request To Improve Tuggerah Lakes Foreshore -28/2/2012 Completed?**  
**ACTION:** Secretary again write WSC requesting answers to items not answered in Council's reply:
    - i Request Council provide TEPCP with a copy of Fisheries advice to Council on wrack removal to help TEPCP's community have a clear understanding of the Minister for Primary Industries position on removing rotting wrack from the foreshore.
    - ii Waterwatch is under threat from budget cuts. It seems that community initiatives such as "Adopt a Waterway" found little support by Council staff. TEPCP believes that Council could do more to help promote Waterwatch to the community so that many more residents are aware of the program and help in monitoring the nutrient flow into the whole of the Tuggerah Lakes system.

Correspondence Report moved Charles Harvey and Seconded Tony Scott.
6. **Treasurer's Report:** Charles Harvey reported an unchanged **Credit Balance of \$282.31**  
Treasurers Report was moved by Charles Harvey and Seconded Tony Scott.
7. **TEPCP Web Site:** The Secretary advised that from 1st May 2012 to 31st May 2012 the site had 67 visitors; 37% were new visitors and the average time spent viewing the site was 2.5 minutes..
8. **Report on Council Meetings:** Council's snapshot of Wednesday 23rd May, 2012 meeting was reviewed.
9. **Estuary Management Committee Report:** The Secretary reported the following items were raised by the Committee:
  - ◆ Local Fisherman's Meeting raised concerns about impact the Weed Harvester had on Local Fish Stocks.
  - ◆ Concerns about weed spraying resulting in bare earth and concerns were raised about public safety especially around reserves and in tourist parks resulted in weed control being transferred from the Infrastructure Management Department to Community Recreation Services, Open Space Section to better manage the spraying.

- ◆ Dredging of The Entrance Channel may occur within the next six months but is subject to a range of criteria being met.
- ◆ The Committee were advised that construction of a breakwall at The Entrance may not increase fish stocks in the lakes system. Evidence from Lake Illawarra indicated that the size of prawns in commercial catches diminished following the construction of a breakwall with the larger prawns moving out to sea..

## 10. General Business

- 10.1 DA 308/2011 JRPP Report** The Secretary gave advice from WSC's Jenny Webb that the developer had until 6y June 2012 to respond to the JRPP's conditions. Concerns were raised about the quality of Council's assessment of the DA as well as the scant minutes of the JRPP.
- 10.2 Decision needed on July TEPCP Meeting** Marlene Pennings advised that a grant to hold a Joint Coastal Forum had not eventuated. The following was resolved:  
ACTION: The Secretary invite:
- ◆ The developers of the new Bayview Road proposal to present.
  - ◆ Police to present the new "Eyewatch" initiative.
- 10.3 TEPCP Speaker Program - WSC GM requests 5:00pm start.**  
ACTION: The Secretary invite:
- ◆ The WSC's GM, Michael Whittaker to an Executive Meeting (4:00pm start ) and invite the community to attend. Michael had requested TEPCP consider a 5:00pm start, but this was considered unworkable.
- 10.4 Police's Eyeview Program:** Thursday 24th May 2012, 6.30pm Meeting at Wyong Police Station was attended by Vivienne and Tony Scott and Doug Darlington and reported on who all considered the program to be worthwhile to support.
- 10.5 Community Workshops - Your Place Your Say Your Future:** Concern was expressed about the way the workshop was over represented by Senior Council Staff and the lack of hard facts on the cost of items to allow an informed decision.
- 10.6 Bus Servicing Review:** Noted but no reply proposed by closing date Friday 8th June, 2012.
- 10.7 NSW Upper House joins Mt Hutton community to oppose BWS proposal:** Advice from Councillor Sue Wynn. The Executive noted that opposition to an increase in Liquor Outlets in inappropriate locations is growing and hopes that the OLGR study into the cumulative impacts of liquor outlets recommends legislation to stop the practice.
- 10.8 Jillian Hogan.** The manager of the San Remo Community Centre has been honoured by Sensis, the publisher of the White Pages, recognising her efforts and celebrating her achievements by featuring Jillian on the cover of the Central Coast White Pages.  
ACTION: The Secretary write to Jillian adding TEPCP's congratulations on the recognition of her hard work for the community.
- 10.9 DA 246/2012** Development Application lodged for vacant site 2-6 Bayview Avenue, The Entrance; a residential flat building of 14 and 16 storeys consisting of 109 units above a ground floor level comprising space for a new public library, café & art gallery (dedicated to WSC Council). 3 level underground parking for 178 car spaces with 15 for library purposes. The Executive noted the proposal and agreed to invite developer to July meeting to present proposal.
- 10.10 Resignation from Executive Committee of Luke Nayna:** Luke submitted a letter of resignation from the TEPCP Executive stating he has been endorsed as the Liberal Party Candidate for Wyong Shire A, and as a consequence needed to commit his complete time and effort to this task. Luke also thanked TEPCP for the experience he has gained. The Chair congratulated Luke on his valued work for the TEPCP Executive over the past 3 years and wished him well in his new endeavour, stating that his contributions will be sorely missed.
- 10.12 "Wyong Shire Council Creating Our Ideal Community" presentation of WSC'S Canberra document.** The Secretary projected the 42 page document. Executive discussed the document and noted that the three major items, the "Very Fast Train", "2nd Airport for Sydney" and a "2nd Freeway from the Central Coast to Sydney" would not happen in our lifetimes.

**Meeting Closed at 6.05pm**

### Next Meetings:

**General Meeting:** Tuesday 19th June, 2011 at The Entrance Community Centre at 7:00pm.

**Executive Meeting:** Tuesday 3rd July, 2012 at The Entrance Community Centre at 4:00pm.

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## CORRESPONDENCE AWAITING RESPONSE

29/03/2012 Secretary emailed WSC GM - No response to date.

**1. TEPCP Letter of 24 October 2011 RE INSTALL BOLLARDS AT CORNER BROGDEN RD ROBERTS ST WILFRED BARRETT DR THE ENTRANCE NTH**

Ask install Bollards or Posts - Grass verge corner Brogden

1466492 Rd Roberts St Wilfred Barrett Dr THE ENTRANCE NORTH - damaged by vehicles Roads & Related Infrastructure 24-OCT-2011 Overdue 14:44:44

**2. WSC Email 12 December 2011 CONFLICTING REGULATIONS ON PUBLISHING DA SUBMISSION NAMES**

**"Please note that in accordance with the Government Information (Public Access) Act 2009, any submission you make will be made available on Council's website in its entirety; including your name, address, contact telephone number and signature. Your submission may also be reproduced in Council reports or in Court proceedings."**

2 Hely St, Wyong  
PO Box 20, Wyong NSW 2259  
Ph: 02 4350 5555 Fax: 02 4351 2098

M Whittaker  
General Manager

## JUNE 2012 CORRESPONDENCE – Since 15 May 2012

<b>1 ARISING FROM MOTIONS AT MEETINGS</b>				
<b>Motion No</b>	<b>Date</b>	<b>Origin</b>	<b>Status</b>	<b>Matter</b>
03/02	28/02/2012	Minister Primary Ind Katrina Hodgkinson	Active	Letter from the Minister for Primary Industry re <b>Commercial Fishing on Tuggerah Lakes</b> . - Acknowledgement - Dept asked to reply.
<b>2 LIQUOR LICENCE SHOP 3 421-425 THE ENTRANCE ROAD LONG JETTY</b>				
	7/06/2012	Harcher and Reid Solicitors & Attorneys	Active	Advice on an application to the Casino, Liquor and Gaming Authority to open a new liquor store in Long Jetty.
	24/05/2012	Sue Wynn WS Councillor	NFA	Email advice that the NSW Upper House had passed a motion condemning Woolworths ( BWS ) for trying to open a new liquor store at Mt Hutton.
<b>3 THE ENTRANCE - COAST TO LAKE SCENIC WALK</b>				
		Christy Jackson WSC	NFA	Email advice of meeting with TEPCP Executive re refurbishment of Edith Ring Rest .
<b>4 DA 426/2012 2A BAYVIEW AVENUE THE ENTRANCE</b>				
	31/05/2012	Jane Doyle WSC	NFA	Advice of DA to construct a residential flat building consisting of 109 units, a library and art gallery.
	12/06/2012	TEPCP	NFA	Submission to WSC stating the need for Bayview Ave and Ampler Parade to be reconstructed in accord with T.E. Masterplan.
	13/06/2012	Jane Doyle WSC	NFA	Acknowledgement of TEPCP's submission.
<b>5 ICONIC SITE NO 2 - KEY SITE (KFC)</b>				
	12/06/2012	Stephen Ashton WSC	NFA	Advice that a high rise planning proposal has been approved by Council. .
<b>6 SNAPSHOT OF COUNCIL MEETINGS</b>				
	28/05/2012	Bev Davis WSC	NFA	Email of main points of WSC's Ordinary meeting held on 28/05/2012
	18/06/2012	Bev Davis WSC	NFA	Email of main points of WSC's Ordinary meeting held on 13/06/2012
<b>7 DA 308/2011 AFFORDABLE RENTAL HOUSING NTH ENTRANCE</b>				
	25/05/2012	Suzie Jattan JRPP	Active	Email of Final Minutes of JRPP Meeting 17/05/2012.
<b>8 USE OF WSC'S ONLINE SERVICE REQUESTS</b>				
	8/06/2012	TEPCP	Active	Letter to WSC requesting improvements to how Council's Online Services operate.

<b>9</b>	<b>WSC ADVERISING PERSONAL DETAILS OF PEOPLE MAKING DA SUBMISSIONS</b>			
	7/06/2012	TEPCP	Active	Letter to WSC's Director of Planning requesting a stop to the practice in line with NSW Gov. Information Commissioner's guidelines.
<b>10</b>	<b>TEPCP EXECUTIVE</b>			
	08/06/2012	Maxine Kenyon WSC	NFA	Letter from Director of Community & Recreation Services advising that TEPCP's Office Bearers appointment is approved.
<b>11</b>	<b>RESIGNATION OF LUKE NAYNA FROM TEPCP EXECUTIVE</b>			
	5/06/2012	Luke Nayna TEPCP	NFA	Letter of Resignation .
	16/06/2012	TEPCP	NFA	Letter to WSC advising of Luke's resignation
<b>12</b>	<b>WSC COMMUNITY WORKSHOP</b>			
	17/05/2012	Bev Davis WSC	NFA	Email advising of a public meeting on 28/5/2012 to ascertain what services the community think are important and valued
<b>13</b>	<b>MEETING WITH WSC'S GENERAL MANAGER</b>			
	30/05/2012	Debbie Atchison	Active	Email from GM's Personal Assistant advising the GN will attend a meeting on 3/072012 at 4:00pm.
<b>14</b>	<b>NEW PAVERS THE ENTRANCE TOWN CENTRE</b>			
	24/05/2012	Steve Ashton WSC	NFA	Email on presenting to TEPCP the new paver selection.
<b>15</b>	<b>WSC'S "CREATING OUR IDEAL COMMUNITY"</b>			
	1/06/2012	Margaret Collins WSC	NFA	Email copy of Council's document presented to Ministers on last months Canberra visit. .
<b>16</b>	<b>WSC'S USE OF ROUNDUP</b>			
	23/05/2012	Brett Sherar WSC	NFA	Emailed letter from Manager Open Space advising WSC considers the use of Roundup is safe.
<b>17</b>	<b>BUS SERVICE REVIEW</b>			
	1/06/2012	Bob Burch WSC	NFA	Emailed advising NSW Transport is reviewing Bus Services.
<b>18</b>	<b>PHONE BOOK COVER PHOTO</b>			
	8/06/2012	TEPCP	NFA	Letter to Jillian Hogan, Manager San Remo Neighbourhood Centre congratulating her ob a well deserved honour.

**NOTE TEPCP RECEIVES AND MONITORS ALL DEVELOPMENT APPLICTAION NOTICES FROM COUNCIL.**





# THE ENTRANCE PENINSULA COMMUNITY PRECINCT

ENCOMPASSING: THE ENTRANCE; THE ENTRANCE NORTH; LONG JETTY TOOWOON BAY; BLUE BAY; SHELLY BEACH & MAGENTA  
[www.theentranceprecinct.org](http://www.theentranceprecinct.org)

## Ben Dunnet, Director, Armada Properties Pty Ltd's presentation, 19 June, 2012 at 7:00pm on "Proposal to develop WSC's Key Iconic Site No 5<sup>1</sup>, Lakeside Plaza Denning St The Entrance"

Note: This document has been paraphrased from a recording of the guest speaker's presentation.  
The recording is made for the sole purpose of producing a report and not retained.



The Chairperson of TEPCP, Vivienne Scott, gave Ben a warm welcome and stated that though this development has been a long term coming everyone here is waiting for something exciting and magical to happen.

Ben began by stating that the development has been a long time coming and that his family purchased Lakeside Plaza over twenty five years ago.

Over that time we have purchase adjoining properties so that we now have a considerable site of about 21,000 square metres in the town centre. With this large land area, there is the opportunity to do something special. We think that in addition to the new retail centre we can develop a new town

centre that would really provide a sustainable activity for the future of The Entrance.

We engaged the former Government Architect Chris Johnson<sup>2</sup> in 2010 to not only look at our site, but also the overall urban planning and urban regeneration of The Entrance. We concentrated on Precinct 6 of The Entrance Peninsula Planning Strategy<sup>3</sup> We asked Chris to look at the whole of The Entrance and get his independent view about what could be done to revitalise the town from a big picture urban design perspective because the essential purpose of good planning is to encourage viable development at The Entrance. With Chris Johnson's input we then engaged Architectus<sup>4</sup> architects to refine and add further design thinking to the site. We knew from WSC's Iconic Sites planning initiative lead by Stephen Ashton and Paul Bowditch that Council were



The Lakeside Development Site

<sup>1</sup> WSC's Draft Development Control Plan (DCP) 2012: Chapter 115 - Key (Iconic) Development Sites.

<sup>2</sup> Chris Johnson, Chief Executive Officer, Urban Task Force.

[http://www.urbantaskforce.com.au/index.php?option=com\\_content&view=article&id=110&Itemid=24](http://www.urbantaskforce.com.au/index.php?option=com_content&view=article&id=110&Itemid=24)

<sup>3</sup> [The Entrance Peninsula Planning Strategy](#)

<sup>4</sup> Architectus brings together the experience of more than 200 leading architects, designers and planners with offices in Auckland, Brisbane, Melbourne, Shanghai and Sydney. <http://www.architectus.com.au/>

looking for development at The Entrance that represented quality; a sensible development that lasts for the future and would create be a better place for the community and visitors in the future.

So what we have done really does reflect the key criteria for Iconic sites in that it is a quality development for public benefit achieved by us giving up land to create a very large north facing piazza. In the winter time it will be sun drenched and be a place were people can enjoy their time, socialise and hopefully feel good about their town.

Ben then showed plans and artist's impressions that the architect had presented to Wyong Shire Council a couple of months ago, stating that the pictures spoke for themselves.



Artist's impression of Lakeside's large north facing piazza



No 1 Bligh Street Sydney

What the architects have done is that they haven't just looked at what's around The Entrance, and have research widely for best practice design around Australia and overseas. Their work at No 1 Bligh<sup>5</sup> Sydney, has recently won a number of international awards and is an excellent example of the design quality Architectus is renowned for.

Ben described how they had looked at developments like the Rouse Hill Town Centre, that has gone on to set a new benchmark for town centre development, and has won numerous national and international awards.

The architects have built on Chris Johnson's design principles and have looked at successful developments that incorporate public spaces/piazas that have really worked, in arriving at features that would work for Lakeside. Then they developed architectural features that could create buildings that were a bit different, unique, so people can get excited about what is happening in The

<sup>5</sup> Architectus, in association with Ingenhoven Architects (Germany), has created a highly sustainable office tower that has achieved 6 Star Green Star Office Design V2 Certified Rating from the Green Building Council of Australia. 1 Bligh is a 29 storey skyscraper that was completed in 2011. It can be accessed from Bligh Street, Bent Street and O'Connell Street. The building is an ecologically sustainable development with green features such as a naturally ventilated full height atrium, a double-skin façade with external louvres, solar panels on the roof for energy generation, air conditioning by chilled beams, rain water collection and a basement waste water recycling plant



Entrance. What you can see from our designs is that the towers will be lofted above the podium so that there will be a ten metre loft. (three stories open air space/void) to the start of the towers. At that level people will get a view out to the lakes and the ocean. We have fantastic natural beauty and that is what we believe The Entrance is all about. We need to have our man-made environment connect to our natural environment in a way that will be of economic benefit to the town.

We are about creating something special, not just another apartment building at The Entrance; a three story podium with "Oasis" level above creating a unique sense of space. It does not only have to look exciting, the development will have to provide real value to achieve the prices and rental values needed to make the project commercially viable. Improvements to the public infrastructure, first and foremost, the opening up of The Entrance Road through Long Jetty to improve travel times so people can live and work in The Entrance is also essential to be commercial viability of developments in The Entrance and economic sustainability of the town in the future.

When Chris Johnson looked at the site he said you could not ask for anything better. You have a waterfront town, land that slopes downward to the north. With such topography, many properties get north facing water views and share the solar access. In addition because the Lakeside Plaza site is large and we are placing the towers at the northern end the shadow line impact falls mainly on our site.

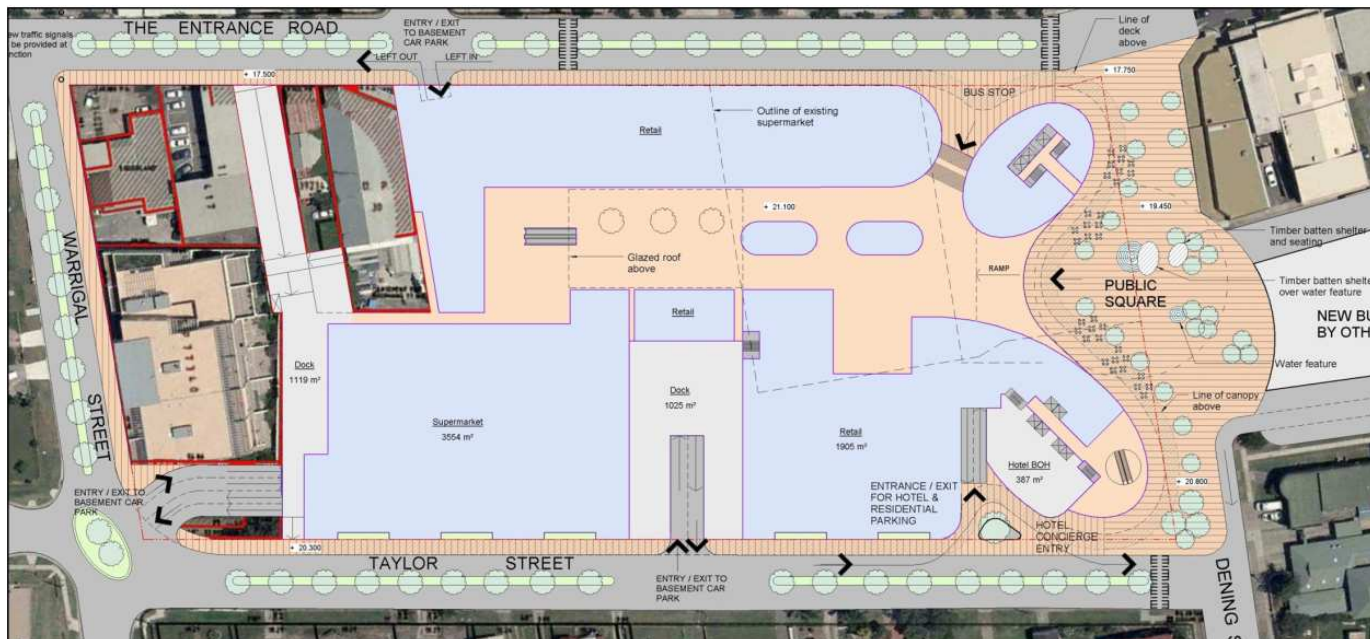
Ben then referred to The Entrance Masterplan as exhibited by council that showed the relationship the Lakeside development had with other proposed development in The Entrance.



Masterplan virtual model of The Entrance Town Centre showing Lakeside in the foreground

Chris Johnson looked at this relationship and saw that the junction of The Entrance Road and Dening Street is a focal point. The Entrance Road runs down to the waterfront and Dening Street leads to the beaches. He saw this as an important pivotal point for a landmark, iconic style development. Out of this came the philosophy that when combined with the Short Street site to the north, that there could be a shared contribution to creating a significant public space.

What we are proposing in essence is a completely new retail centre. The existing Coles is about 2,700 square metres. What we propose is a new a full line Coles supermarket with spacious areas; spacious aisles in an enjoyable, engaging shopping environment for convenience shopping. A full line Coles supermarket is between 3,500 and 3,800 square metres. The shopping centre will be significantly larger and will continue to focus on the day today shopping needs of the community. B We are not trying to be a Westfield, it's not about high fashion and electronics, it is all about day to day shopping in an attractive shopping environment that people enjoy spending time in. In describing the new proposal it is a big thing to knock over an existing shopping centre that already has income and is already performing. There has to be a good reason to do it. Over the years we have bought up properties along The Entrance Road and Taylor Street so that we now have a site of sufficient size to stage the development. There will be extensive underground parking.



At present Coles and the specialty stores are located on the north west corner of the site. In terms of facilitating redevelopment it is our plan to construct a new full line supermarket with specialty stores on the southern end of the site while the existing shops remain trading. In this way we could potentially relocate shops from the old to the new site upon its completion. It is only by having such a large parcel of land that we are able to do this. The above sketch shows the footprint for the retail, the residential tower and also a smaller tower that we are proposing to be a hotel.

We believe a hotel would bring enormous business benefits to The Entrance. The Entrance is only one hour and a quarter from Sydney and there is not many other Conferencing Centres that have this proximity to the Sydney CBD. We know that the one at the Mirvac development of Magenta Shores has been very successful. We are proposing as part of the hotel a large, multi function conference centre. The idea is to make the space as flexible as possible, currently it is proposed the have three sections that can be opened up to one big event. It is proposed that the conference centre would cater for seven hundred people. It would have large decks on either side, so we think this would be very exciting, not only for conferences, but for functions, exhibitions and all sorts of events.

We think the development has to be bold if it is to be of benefit to the overall town. It has to be noticeably different to the current stock of medium and high-rise buildings in The Entrance. We call the elevated podium level the "Oasis Level". It is a large area of landscaping, trees, coffee shops, swimming pools and viewing decks approximately fourteen metres (three stories) above the road level. The towers are the lofted ten metres above this level allowing for an amazing outlook across the lakes and across the ocean. The Oasis Level breaks up the monotony of the tall buildings, so that if you are standing on the street level and looking up you are going to see a much softer environment. You will look up and see trees; you are going to see people and activity not just a hard building façade. The architects have the idea that the podium level could incorporate a day spa area and other users with the overall design promoting a relaxing atmosphere - a drawcard for the hotel visitation and marketability of the residential apartments. The swimming pools and landscaping areas at the Oasis level would be very desirable and this could enhance the desirability of The Entrance as a tourism destination. So not only is it associated with residential and retail we believe that if done correctly, the lofting of the towers and the oasis level could contribute to the development being recognised for its tourist destination attributes as well.

We have put a revised proposal back to Council and that is in the process of moving forward this year. Following that we will be in a position to formalise our Masterplan DA and once approved we can get started with going ahead with the first stages of the development. I say again that it is only as a result of the long-term investment that we have in The Entrance and the huge effort we've made in acquiring

additional land over the years that the land is large enough to allow staging so that Coles would have continuity of trade over the development and the proposed allotment can be completed in stages

The Masterplan envisaged a bus interchange at the Ebb Tide Mall<sup>6</sup> Iconic site. We know that it is important to get people in and out of The Entrance and a bus set down area has been proposed for The Entrance Road. We are very conscious of the viability of The Entrance depends upon getting people in and out. It is all about the travel times. If people are going to live in the Entrance they need to be able to get to the railway, to their jobs, within a reasonable and certain period of time. If people have to sit on a bus for an hour, to an hour and a half each way, people will simply not come here, they will go somewhere else. We have said many times and Council is aware of this, that the improvement to The Entrance Road through Long Jetty is probably the most important factor in revitalising The Entrance.

A comment was made about how the proposed planning for the Shire was to increase our population by one hundred thousand people. Ben rejoined by stating that it makes good sense to locate these people where the shops and services are, particularly with an aging population, whereby people can live in a secure place with immediate access to shops, services and facilities and remain close to where their families live.

This is the culmination of three years of work. You can see that what we are proposing is very different from the type of architecture that exists in The Entrance right now. We are talking about quality that shows there is something new and exciting happening in the Entrance.

TEPCP's Chairperson, Vivienne Scott thanked Ben for his presentation to a large round of applause from the fifty people present who believed that the development plans for the Lakeside Shopping Centre property were very exciting and everyone looked forward to them coming to fruition.

Note taker Doug Darlington

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<sup>6</sup> DCP No. 115 WSC Key (Iconic) Development Sites: Requirements - Development should incorporate a bus layover within the rear car parking facility with access from Torrens and Fairview Avenues